

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: FG/43/25/HH

LOCATION: 9 Sea Drive
Ferring
BN12 5HD

PROPOSAL: Ground and first floor front extensions, internal & external alterations including amendment to fenestrations and re-roofing. Erection of front wall and gates.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Ferring Parish Council - No Objection.

No representations received from nearby occupiers.

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WEST SUSSEX COUNTY COUNCIL (WSCC)
Does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Drainage Engineers - no response.

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within an area with potentially high groundwater levels.
Built-Up Area Boundary.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

- DDM4 D DM4 Extensions&alter to exist builds(res and non-res)
- DDM1 D DM1 Aspects of form and design quality
- TSP1 T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached house in a residential area along Sea Lane. The extensions would be constructed to the front of the property and would be visible on the street scene. The alterations would substantially alter the appearance of the existing dwelling. However, the character of the area is largely defined by large, detached properties, most of which have been subject to alterations. The area features properties with unique designs and there appears to be no uniform character within the street scene of Sea Lane, the proposed works and materials are therefore acceptable.

During the course of application determination, amendments were sought to reduce the height of the proposed front boundary wall and gate from 1.9m to 1.27m. These amendments were considered acceptable given the presence of similar low height boundary treatments to the front of properties along this street.

The amended front wall measuring 1.27m in height is proposed within the front (south) site boundary. The walls would be solid in appearance constituting of stone coping on rendered walls. A gate measuring 1.2m in height by 3.8m in width is proposed within the front boundary treatment. Given that there are examples of dwellings within this street scene with similar boundary treatments and gates to front. On balance, the addition of a front wall and gate to this property is not visually harmful to justify the refusal of planning permission on this basis.

Following the demolition of the existing front (south) porch and bay window at ground floor level, a two-storey front extension is proposed. At ground floor level, the depth of the dwelling would be extended forward by 4.5m along the south-east. This extension would extend in line with the principal elevation of the dwelling. A small area (measuring 2.8m in width by 1.3m in depth) has been recessed at ground floor level to create a small open porch, with the flooring of the first-floor balcony acting as a roof cover for this area.

Following the demolition of the two front (south) dormers, the depth of the dwelling has been extended forward by approx. 4.5m to increase habitable floor area at first floor level. The extension would extend in line with the principal elevation of the dwelling featuring pitched roofs (to the extended sections) with eaves that would reflect the existing eaves height of the dwelling. A modest scaled balcony is proposed at first level above the open porch (ground floor). The extensions would feature two smaller gable end roofs, which adjoin the main roof of the dwelling at first floor level. It is noted that these roof elements are not set down from the main ridge line of the dwelling, however they are acceptable as they appear as an improvement to the existing roof design.

The proposed materials differ from those of the original dwelling. The walls of the main dwelling are to be finished with render at ground floor level similar to existing, the first-floor walls of the whole dwelling being finished with cement board cladding in the colour Taupe. Pitched roofs (existing and proposed) are to be finished with grey interlocking cement slates. All fenestrations will be of uPVC with Astragal bars.

There are many examples of cladded buildings on the street scene and given the varied materiality within the street scene, the proposed materials are acceptable in accordance with policy D DM1.

Part M of the Arun Design Guide states that front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line, ensure continuation of existing building design in terms of details and materials, and maintains and enhance front garden spaces. The proposal will project forward to line up with the existing front elevation but will not extend beyond the established building line. The extension would be well integrated and would not look obtrusive. Overall, the alterations to the roof and footprint of the dwelling are acceptable in terms of scale and massing and would not adversely impact upon the street scene, given the varied street scene. The proposal is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP).

The proposal would not result in an adverse impact upon the spatial pattern or character of the area and the proposal therefore is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Ferring Neighbourhood Plan 2014 Policy 1A.

RESIDENTIAL AMENITY

Part M of the Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accordance with these criteria. As a result of its scale and siting, the proposed front extension would not result in any overbearing, overshadowing, or overlooking, and would not result in harm to residential amenity.

To the front (south) elevation, fenestration is proposed at both the first floor and ground floor levels. These fenestrations would primarily overlook Sea Drive and would have no impact in terms of overlooking. A window is proposed to the side (east) elevation, this window would maintain a distance of 1.18m from the side boundary fence and given the presence of other windows along this elevation at first floor level, it is not reasonable to condition this window.

The extension would minimally conflict the 45- and 60-degree rules from the closest window of 7 Sea Drive to the east. However, given that the proposal is a small-scale extension, the overshadowing impacts on this neighbouring property would not be significant. None of the proposed works would be unduly overbearing or result in significant overshadowing and as such would have minimal harm on residential amenity.

The proposed front wall and gate would not result in any harm to neighbouring amenity by virtue of its scale and siting.

The development would not result in significant adverse overbearing, overlooking, or overshadowing, and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

HIGHWAYS

WSCC Highways raise no objection overall to the development, given that the new front wall and gates do not give rise to a material intensification of movements on the maintained highway network. Parking/turning arrangements also remain unchanged.

SUMMARY

The proposed development is in accordance with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives. The proposal would not result in any impact on parking provision to the front of the dwelling.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL liable.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out and maintained in accordance with the following approved plans and documents:

- Location and block plans 147_101 A.
- Existing and proposed roof plan 147_107.
- Proposed floor plans 147_104.
- Proposed elevations 147_105.
- Proposed front gate & wall details 106 A
- Biodiversity enhancement statement (received - 31-03-25).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

- 3 **INFORMATIVE:** Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.